



The **South Subarea** is characterized by residential, retail/commercial, and light industrial uses. The neighborhoods are ethnically diverse and include historic districts near downtown and newer subdivisions in the outer areas near Loop 410. Retail/commercial development is concentrated along major thoroughfares such as S.W. Military Drive. The terrain is generally flat with wooded areas composed of mesquite and hackberry. Abandoned agricultural fields that are now open grassland comprise the majority of undeveloped land in the Subarea. The Toyota manufacturing plant and support facilities will produce a major influx of development in this Subarea, and may change the makeup of the Subarea drastically over the next five years. This Subarea includes portions of Council Districts 1, 3, 4, and 5.

1. CENSUS TRACTS

1103, 1104, 1105, 1401, 1402, 1408, 1410, 1411, 1415, 1416, 1501, 1502, 1503, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1522, 1610, 1612

2. POPULATION (estimated)* % of change

2000	126,585	--
2005	130,598	+3.20%
2010	135,600	+3.80%
2015	140,285	+3.50%

*Based on past trend analysis (1970-2000) and current 2005 city limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. DEMOGRAPHICS

Hispanic	84.10%	Age	
Anglo	13.40%	<5	8.70%
African American	1.40%	5-17	22.90%
Other	1.10%	18-24	10.80%
		25-44	28.60%
Male	48.90%	45-64	18.80%
Female	51.10%	65+	10.20%

Median Household Income \$27,695

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. PROMINENT LANDMARKS AND FACILITIES

- Brooks City Base
- Stinson Municipal Airfield
- San Antonio Missions National Historical Park
- San Antonio River
- Palo Alto College

5. NATURAL RESOURCE ASSETS

- Undeveloped portions of the San Antonio River
- Historically significant sites
- Leon and Comanche Creeks
- Mitchell and Canvasback Lakes
- Medina River
- An abundance of flat, undeveloped property in the southern half of the Subarea

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6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Bellaire	NP	6.50	
King William	NP	.70	
Morrill	NP	1.40	
Palo Alto	NP	12.00	
Palo Alto Terrace	NP	7.20	
Tejeda, Frank	NP	8.90	
Victoria	NP	.90	
Subtotal Neighborhood Parks			37.60 acres
Arnold	CP	24.60	
Concepcion	CP	21.40	
Harlandale	CP	11.10	
Kingsborough	CP	12.90	
Pytel	CP	34.40	
Roosevelt	CP	12.90	
Spicewood	CP	31.80	
Stinson	CP	75.00	
Villa Coronado	CP	14.80	
Subtotal Community Parks			238.90 acres
Acequia	LUP	73.10	
Espada	LUP	10.80	
Subtotal Large Urban Parks			83.90 acres
Brooks	SC	21.40	
Mission del Lago Golf	SC	182.70	
Riverside Golf	SC	175.80	
Subtotal Sports Complexes			379.90 acres
Brown	NA	26.50	
Medina River	NA/LUP	362.32	
Subtotal Natural Areas			388.82 acres
Mission Parkway	GW/SUF	72.40	
Subtotal Greenways			72.40 acres
Commander's House	HR	2.30	
Subtotal Historic Resources			2.30 acres
San Jose Burial Park	SUF	83.80	
Subtotal Special Use Facilities			83.80 acres
TOTAL CITY PARK ACREAGE			1,287.62

BEXAR COUNTY FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
Harlandale Civic Center	1.08	
Mission County Park	64.09	
Subtotal		65.17 acres

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CITY OF SOMERSET FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
Vernon G. Schimmel Park	16.00	
Subtotal		16.00 acres

NATIONAL PARK SERVICE FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
San Antonio Missions N.H.P.	736.00	
Subtotal		736.00 acres

TOTAL NON-CITY PARK ACREAGE **817.17**

GRAND TOTAL SOUTH SUBAREA PARK ACREAGE **2,104.89**

7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the South Subarea (based on June 2005 park acreage figures).

SOUTH SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 130,598 (Acres/Goal) (Excess/Def.)		2010 Estimated Population 135,600 (Acres/Goal) (Excess/Def.)		2015 Estimated Population 1140,285 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	1,287.62	9.86/1,000	2,089	-801	2,170	-882	2,245	-957
Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	2,104.89	16.12/1,000	2,089	+16				

* Based on June 2005 Park Acreage

In June 2005, the City owned 1287.62 acres of park land, or 9.86 acres per 1,000 residents in the South Subarea. Based on the national average of 16 acres per 1,000 residents, a deficiency of 801 acres exists. However, when park acres of County, State, Federal and other incorporated cities are added to this total, the ratio increases to 16.12 per 1,000 residents, near the national average. This is due to the large size of the San Antonio Missions National Historical Park. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 882 acres in the year 2010. Acquisitions along the Medina River corridor and possible parks dedicated for new subdivisions will help in shortening this deficit.

8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

<u>Project***</u>	<u>Funding</u>	<u>Source</u>	<u>Completion</u>
Palo Alto Park Improvements***	\$140,000	Park Bonds	May 1999
Arnold Park Walking Trail	\$100,000	Park Bonds	September 1999

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Spicewood Park Improvements***	\$175,000	Park Bonds	March 2000
Harlandale Park Improvements***	\$270,000	Park Bonds	July 2000
Harlandale Park Community Center HVAC	\$130,000	Park Bonds	August 2000
Arnold Park Sand Volleyball Court	\$5,241	Park Bonds	July 2001
Stinson Park Improvements***	\$225,000	Park Bonds	July 2001
Roosevelt Park Improvements***	\$250,000	Park Bonds	October 2001
Commander's House Exterior Improvements***	\$192,000	General Fund	September 2002
Brooks Park Improvements***	\$150,000	Park Bonds	September 2002
Stinson Park Lighting Improvements***	\$150,000	Park Bonds	September 2002
Roman Community Center Improvements	\$50,000	General Fund	June 2003
Kingsborough Park Improvements***	\$50,000	CDBG	December 2003
Bellaire Park Development***	\$153,018	CDBG	April 2004
Pearsall Park Dog Park and Improvements	\$312,906	C of O	June 2004
Medina River Park Development***	\$931,107	Grant	November 2004
Roosevelt Park Improvements Phase 2***	\$228,193	Park Bonds	December 2004
Spicewood Park Improvements Phase 2***	\$105,435	Park Bonds	December 2004
Morrill Park Basketball Court***	\$55,000	CDBG	January 2005
Arnold Park Improvements***	\$400,000	Park Bonds	June 2005

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 20 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$4,072,900. Out of the projects completed 75% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

B. Park Land Acquired

- Padre Park (delete from City inventory...transferred to County inventory) – (1999) - -31.19 acres
- Medina River Park – (2002) – 362.316 acres

There were 362.316 acres of park land added in the past five years with a total of 1288.42 acres of City park land currently in the Subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Brooks Park Regional Youth Sports Facility	\$1,000,000	Park Bonds
Kingsborough Park Playground***	\$100,000	CDBG
Medina River Hike and Bike Trail (Mitchell Lake/Land Heritage Institute)***	\$6,450,000	Park Bonds, Sales Tax
Palo Alto College Soccer Field Development	\$150,000	Park Bonds
Palo Alto Park Improvements Phase 2***	\$150,000	Park Bonds
Palo Alto Terrace Park Improvements	\$250,000	HUD 108

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Pytel Park Picnic Facilities	\$4,000	UDC Fees
Ramirez Community Center Roof Replacement	\$100,000	CDBG
Roosevelt Park Community Facility	\$1,000,000	Park Bonds

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 9 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$9,204,000. Out of these projects, 33% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and on discussions with citizens, need was expressed for the following activities and facilities in the South Subarea.

- lighted walking and jogging trails
- playgrounds
- skate parks

10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the South Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

GENERAL PRIORITIES

- acquire additional park acreage to meet service goals especially in regards to neighborhood parks by Park Dedication and other means.
- rehabilitate parks and recreation facilities to assure safety, security, accessibility and quality programming for users.
- design and construct lighted park pedestrian trails.
- support the completion of the Mission Trails project and the San Antonio River project, to include security and operational plans with multiple entities.
- further develop the Brooks City Base soccer complex master plan.
- seek funding for the architectural and structural repairs of the interior of the historic Commander's House.
- support and develop a hike and bike trail in a major greenway preserving the Medina River corridor and connecting the Medina River Park, Land Heritage Institute, Mitchell Lake and other properties to the San Antonio River.
- modify existing policies to allow for canoeing and kayaking on the San Antonio and Medina Rivers.
- implement cooperative efforts within City South (Texas A&M University, Southside ISD, Toyota, Audubon Society, Mission del Lago, etc...).

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11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

Recommendation	Estimate*	Source	Year
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Outdoor Priority 1

Brooks Park – design and construct further improvements to include walking trail, expansion of youth athletic fields, parking, walkways, lighting, restrooms, and other park improvements. (Council District 3)

<i>Design</i>	\$500,000	all	2006
<i>Construction</i>	\$2,163,200	all	2008

Outdoor Priority 2

Arnold Park -- design and construct rehabilitation to the walking trail, lighting, sports field irrigation, trail markers, covered basketball court, parking expansion, and ADA modifications. (Council District 4)

<i>Design</i>	\$171,600	all	2007
<i>Construction</i>	\$713,856	all	2008

Outdoor Priority 3

Swimming Facilities -- Roosevelt Pool, Kingsborough Pool, and Concepcion Pool – design and construct rehabilitation to ADA modifications; deck replacement, filter system/piping replacement, and utility upgrades. (Council District 3 and 5)

<i>Design</i>	\$246,064	all	2008
<i>Construction</i>	\$1,023,626	all	2009

Outdoor Priority 4

Pedestrian Wellness Trails -- Concepcion, Kingsborough, Villa Coronado Parks --design and construct pedestrian wellness trails (3 parks, ½ mile trail each) (Council District 3)

<i>Design</i>	\$196,851	all	2009
<i>Construction</i>	\$818,901	all	2010

Outdoor Priority 5

Mission Trail Parkway Parks -- design and construct rehabilitation to parking areas, roadways, trails, bridges, picnic facilities;, security lighting, and ADA modifications. (Council District 3)

<i>Design</i>	\$554,163	all but CDBG	2010
<i>Construction</i>	\$2,216,653	all but CDBG	2011

Indoor Priority 1

Commander's House – design and construct interior renovations and rehabilitate the main house and ADA modifications. (Council District 1)

<i>Design</i>	\$260,000	all	2007
<i>Construction</i>	\$1,081,600	all	2008

Indoor Priority 2

Harlandale Park Community Center -- design and construct outdoor pavilion new 5,000 s.f. addition to gymnasium structure to include multi-purpose rooms, office, storage, new restrooms, and ADA modifications. (Council District 3)

<i>Design</i>	\$324,480	all	2008
<i>Construction</i>	\$1,349,837	all	2009

Other Subarea Project Needs

Acequia Park -- design and construct rehabilitation to picnic facilities, roadway, restrooms, lighting, and ADA modifications. (Council District 3)

<i>Design</i>	\$95,405	all	2013
<i>Construction</i>	\$396,885	all	2014

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Concepcion Park -- design and construct rehabilitation to roadways, parking, restrooms, playground, lighting, ballfields, post and cable barrier, picnic facilities, landscape, park furnishings, and ADA modifications. (Council District 3)

<i>Design</i>	\$179,978	all	2009
<i>Construction</i>	\$748,709	all	2010

Espada Park -- design and construct rehabilitation to restrooms, parking lot, lighting, and ADA modifications. (Council District 3)

<i>Design</i>	\$132,341	all	2014
<i>Construction</i>	\$550,822	all	2015

Kingsborough Park -- design and construct improvements park toilets, picnic facilities, picnic pavilion, park furnishings, landscape, and ADA modifications. (Council District 3)

<i>Design</i>	\$136,873	all	2011
<i>Construction</i>	\$569,394	all	2012

King William Park -- design and construct rehabilitation to gazebo, irrigation, landscape, and general park improvements. (Council District 1)

<i>Design</i>	\$70,304	all	2009
<i>Construction</i>	\$292,465	all	2010

Land Acquisition -- acquire land for neighborhood and community type parks. (Council Districts 3 and 4)

<i>Acquire 15-20 acres</i>	\$312,000	all	2007
<i>Acquire 10-15 acres</i>	\$224,973	all	2009
<i>Acquire 15-20 acres</i>	\$350,958	all	2011
<i>Acquire 10-15 acres</i>	\$263,186	all	2013
<i>Acquire 15-20 acres</i>	\$410,571	all	2014
<i>Acquire 10-15 acres</i>	\$284,662	all	2015

Medina River Park -- design and construct further improvements to include parking, access, pavilions, park amenities, and sports fields along Watson Road. (Council District 4)

<i>Design</i>	\$567,840	all	2008
<i>Construction</i>	\$2,362,214	all	2009

Mission del Lago Golf Course -- design and construct rehabilitation to facilities buildings and grounds, and ADA modifications. (Council District 3)

<i>Design</i>	\$187,500	all	2014
<i>Construction</i>	\$750,000	all	2015

Morrill Park -- design and construct rehabilitation to basketball court, playground, fencing, lighting, and ADA modifications. (Council District 5)

<i>Design</i>	\$74,414	all	2008
<i>Construction</i>	\$309,338	all	2009

Natural Area Development-- design and construction of a natural area property in the Southeast part of the County to include access, parking, ADA trails, wayfinding, bridges, restroom, trail head, interpretive features, and park furnishings. (Council District 3)

<i>Acquisition</i>	\$2,500,000	all but CDBG	2008
<i>Design</i>	\$253,094	all but CDBG	2009
<i>Construction</i>	\$1,052,893	all but CDBG	2010

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Neighborhood Park Development -- design and construct new neighborhood parks with walking trails, playgrounds, sport courts, and other appropriate development (5 parks). (Council Districts 3 and 4)

<i>Design</i>	\$112,486	all	2009
<i>Construction</i>	\$467,943	all	2010
<i>Design</i>	\$116,986	all	2010
<i>Construction</i>	\$486,661	all	2011
<i>Design</i>	\$121,665	all	2011
<i>Construction</i>	\$506,128	all	2012
<i>Design</i>	\$126,532	all	2012
<i>Construction</i>	\$526,373	all	2013
<i>Design</i>	\$131,593	all	2013
<i>Construction</i>	\$547,428	all	2014

Palo Alto Terrace Park -- design and construct rehabilitation to playground, lighting, and ADA modifications. (Council District 4)

<i>Design</i>	\$67,600	all	2008
<i>Construction</i>	\$281,216	all	2009

Pytel Park -- design and construct rehabilitation to the park facilities and park furnishings. (Council District 3)

<i>Design</i>	\$125,000	all	2011
<i>Construction</i>	\$500,000	all	2012

Riverside Golf Course -- design and construct rehabilitation to facilities buildings and grounds, and ADA modifications. (Council District 3)

<i>Design</i>	\$359,375	all	2013
<i>Construction</i>	\$1,437,500	all	2014

San Jose Burial Park -- design and construct rehabilitation to fencing, irrigation, roadways, landscape, lighting, park furnishings, and ADA modifications. (Council District 3)

<i>Design</i>	\$444,785	all but CDBG	2014
<i>Construction</i>	\$1,850,305	all but CDBG	2015

Skate Parks -- design and construct skate plazas and parks as a conversion of underused tennis courts. (Council Districts 3, 4, and 5)

<i>Design</i>	\$135,200	all	2008
<i>Construction</i>	\$562,432	all	2009

Spicewood Park -- design and construct a playground. (Council District 4)

<i>Design</i>	\$62,500	all	2006
<i>Construction</i>	\$260,000	all	2007

Stinson Park -- design and construct rehabilitation, general park improvements, and ADA modifications. (Council District 3)

<i>Design</i>	\$115,144	all	2013
<i>Construction</i>	\$478,999	all	2014

Tejeda Park -- design and construct rehabilitation to playground, restrooms, parking, basketball and tennis courts, irrigation, landscape, and park furnishings. (Council District 5)

<i>Design</i>	\$167,290	all	2011
<i>Construction</i>	\$695,925	all	2012

Villa Coronado Park and Father Ramon Center -- design and construct rehabilitation to pavilion, restroom, basketball court, tennis courts, parking lot, and ADA modifications. (Council District 3)

<i>Design</i>	\$168,109	all	2010
<i>Construction</i>	\$699,575	all	2011

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TOTAL PROPOSED PROJECTS

\$36,252,400

*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. SOUTH SUBAREA FACILITIES MAP (Following Attachment)

13. SOUTH SUBAREA PROGRAMS MAP (Following Attachment)